

BOARD OF ZONING APPEALS AGENDA JANUARY 6, 2016

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **January 6, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

Public Hearings

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| 9:00 A.M.

N. Rogers | DILSHAD BEGUM D/B/A KID'S 1ST CARE, SP 2014-MV-228 Appl. under Sect(s). 3-203, 8-305, and 8-923 of the Zoning Ordinance to permit a home child care facility, and a fence height greater than 4.0 ft. to remain in a front yard. Located at 8340 Reddick Ave., Alexandria, 22309, on approx. 18,242 sq. ft. of land zoned R-2, HC. Mt. Vernon District. Tax Map 101-4 ((7)) 11. <i>(Admin. moved from 3/4/15, 5/13/15 and 7/22/15 at appl. req.) (Deferred from 9/30/15 at appl. req.) (Admin moved from 12/9/16 due to notices.)</i> |
| 9:00 A.M.

S. E. Williams | VIJAY KOHLI, SP 2015-SP-129 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 18.9 ft. from a rear lot line. Located at 5615 Dogue Run Dr., Fairfax Station, 22039, on approx. 35,135 sq. ft. of land zoned R-C, WS. Springfield District. Tax Map 77-1 ((18)) 41. |
| 9:00 A.M.

P. Yoon | SEUNG CHE KUEN, SP 2015-SU-107 Appl. under Sect(s). 8-907 of the Zoning Ordinance to permit a home professional office (accupuncture). Located at 5624 Pickwick Rd., Centreville, 20120, on approx. 21,904 sq. ft. of land zoned R-1, HC, WS, and HD. Sully District. Tax Map 54-4 ((2)) 123. <i>(Admin. moved from 10/21/15 at appl. req.) (Continued from 12/2/15 at Board's req.)</i> |
| 9:00 A.M.

C. Gresham | MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from a rear lot line, and to permit reduction of certain yard requirements to permit a construction of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. <i>(Concurrent with VC 2014-DR-007). (Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.)</i> |

- 9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., C. Gresham McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). (*Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.*) (*Continued from 9/30/15.*)
- 9:00 A.M. MUKESH AND ANURADHA BHATIA, SP 2015-SU-127 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit provisions for the approval of modifications to the minimum yard requirements for certain R-C lots to permit an addition 10.0 ft. from a side lot line such that side yards total 26.0 ft. Located at 6622 Pelhams Trace, Centreville, 20120, on approx. 13,718 sq. ft. of land zoned R-C, WS. Sully District. Tax Map 64-1 ((5)) (5) 2.
- 9:00 A.M. JOHN P. TERRY, TRUSTEE, SP 2015-DR-131 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 7.2 ft. from a side lot line, and 25.2 ft. from a front lot line. Located at 6705 Hazel Ln., McLean, 22101, on approx. 10,767 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-4 ((28)) (3) 3.
- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). (*Admin. moved from 7/15/15 at appl. req.*) (*Deferred from 10/7/15 at appl. req.*) (*Continued from 12/2/15 at Board's req.*)
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). (*Admin. moved from 7/15/15 at appl. req.*) (*Deferred from 10/7/15 at appl. req.*) (*Continued from 12/2/15 at Board's req.*)
- 9:00 A.M. MUATH ALSUFY, SP 2015-BR-084 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line. Located at 4951 Regina Dr., Annandale, 22003, on approx. 10,501 sq. ft. of land zoned R-3. Braddock District. Tax Map 70-4 ((7)) 54. (*Deferred from 9/23/15 at appl. req.*)
- 9:00 A.M. MEHDI ROFOUGARAN, A 2015-HM-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining a second dwelling unit on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 12820 Tournament Dr., Reston, 20191, on approx. 13,926 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 16-4 ((09)) (1C) 0037. (*Continued from 7/22/15 at appl. req.*) (*Continued from 10/7/15 at Board's req.*) (*Decision deferred from 10/28/15.*)
- S.C. Williams

9:00 A.M. KTS HOLDING CORPORATION, INC. AND KENA TEMPLE, INC., A 2015-PR-017 Appl.
C.S. Belgin under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the
appellants have expanded the use of the property without a Special Permit Amendment or
other approval, have established a storage yard, and have erected a trailer without
Building Permit approval, all on property in the R-1 District in violation of Zoning Ordinance
provisions. Located at 9001 Arlington Blvd., Fairfax, 22031, on approx. 26.89 ac. of land
zoned R-1. Providence District. Tax Map 648-4 ((1)) 42A. (*Admin. moved from 8/5/15 at
appl. req.*) (*Decision deferred from 10/28/15.*)

JOHN F. RIBBLE III, CHAIRMAN

